

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
954-828-4966

**Project Name:** 19th St., LLC/Best Florida Storage

**Case #:** 17-R-03

**Date:** 2/25/03

**Comments:**

No Comments.

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
Office Fax: 954-828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** 19th St., LLC/Best Florida Storage      **Case #:** 17-R-03

**Date:** 2/25/03

#### **Comments:**

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. An eighty (80) foot right of way is required to satisfy the Broward County Trafficways Plan for N.W. 19 Street. Since N.W. 19 Street is a County Right of Way please contact Fred Rosa or Brad Terrier at the Broward County Engineering Division office to determine the exact geometry required and obtain forms for dedicating this land prior to final DRC approval. It appears that a five (5) foot additional dedication shall be required from this site to satisfy the trafficways plan.
3. The entrance from N.W. 19 Street is shown as a right triangle on sheet titled DRC-1. This entrance shall be reviewed and permitted by the Broward County Engineering Division. Since right turns would presumably be permitted into this site a right turning inside radius of a minimum 10 or desirable 15 feet would seem reasonable, with lane widths of a minimum 15 feet for a WB-50 rated vehicle.
4. A county engineering permit shall be required for access or right of way work within N.W. 19 Street as this is a county roadway.

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5. Please add inside and outside required turning radii for the WB-50 vehicle to circulate through this site. There are a few areas where the circulation is suspected to be inadequate.
6. Please provide a paving, grading, and drainage plan prepared by a State of Florida Licensed engineer for the additional parking spaces to be provided on this site. Applicable details should also be incorporated into the drawing set.
7. Please indicate the location of the trash enclosures shown on the detail on the cover sheet.
8. All driveways which intersect with the sidewalk shall be designed with the truncated dome detectable warning template.
9. Please dimension the parking aisles and spaces on the plans.
10. Note that there are areas marked for loading and it is not evident there's sufficient VUA to support maneuvering of these vehicles to utilize the spaces. Other areas near sharp corners of buildings appear to impede orderly operations of larger vehicles (like delivery or garbage trucks) through the site.
11. Please provide a utility design plan for review.
12. Please review and ensure the required 10 x 10 foot sight triangles are provided for at all access locations and within the site wherever sight distance may be compromised.
13. Provide photometric (lighting) design in conformance with Section 47-20.14 of the Code of Ordinances for the additional ingress and parking proposed.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** 19th St., LLC/Best Florida Storage    **Case #:** 17-R-03

**Date:** 2/25/03

**Comments:**

1. Flow test required
2. Show hydrant locations.
3. Fire lane required. Show it on the plans. See FFPC 3-5 for requirements.
4. Fire sprinkler system appears to be required as per FFPC F-16.
5. Show fire mains.
6. Gates at entrance must be accessible by fire fighters. Knox box recommended.

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<b>Division:</b>	Info. Systems	<b>Member:</b>	Mark Pallans (GRG) 954-828-5790
<b>Project Name:</b>	19th St., LLC/Best Florida Storage	<b>Case #:</b>	17-R-03
<b>Date:</b>	2/25/03		

**Comments:**

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

**Recommendations:**

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Matt Klass, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Dan Fitzsimmons, (561) 350-1602; Motorola Land Mobile Products Sector, Steve Wurster, (954) 723-8927; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902; Rizzo Consulting Inc., Joseph Rizzo, (847) 372-6251; Signal Communications, Jonathan Franklin, (954) 493-6363.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** 19th St., LLC/Best Florida Storage    **Case #:** 17-R-03

**Date:** 2/25/03

**Comments:**

1. Verify that the landscape areas that would be required to meet the minimum requirements for the vehicular use area are within 10' of the V.U.A.
2. In order for trees to count for VUA requirements they must be within the buffer or interior landscape areas.
3. There is a continuous 10' wide landscape buffer required adjacent to residentially zoned property. Show this buffer (clearly labeled) and the required trees, as well as the calculations.
4. Indicate the type of groundcover for the undeveloped portions of the site. Also, verify that there is at least 1 tree per 1000 square ft. of "net lot area".
5. Make sure that proper tree spacing is maintained. (Proposed Callophyllum trees are too close to Blackolives.)
6. Indicate requirements for irrigation.
7. Peninsula tree islands to be curbed at the nose with a 6" curb.
8. Street trees to be provided for all street frontages.
9. Indicate any utilities that would affect proposed planting (such as overhead planting) on the Landscape Plan.
10. Final signoff plans to be sealed by the Landscape Architect.

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**Division:** Planning

**Member:** Mike Ciesielski  
954-828-5256

**Project Name:** 19th St., LLC/Best Florida Storage    **Case #:** 17-R-03

**Date:** 2/25/03

**Comments:**

Request: Site Plan Level II/ New nonresidential construction that exceeds 5, 000 sq. ft./New use within 100' of residentially zoned property.

1. The proposed development must comply with **all** of the applicable requirements of the ULDR and may have to meet all of the conditions listed in the March 5, 2002 Developer's Agreement between the City of Fort Lauderdale and Peninsular Properties, FL-1. (*see Exhibit 1*)
2. According to your application, the proposed new buildings will be used for **self-storage only**. Please provide a **narrative** that confirms this. Since Sec. 47-18.29 lists additional requirements for self-storage facilities, your narrative should also include
  - how you meet or conform to the regulations listed in Sec. 47-18.29.A. 1-6. (Self-Storage Facility),
  - a list of all the current uses on site (i.e. retail, service, office, storage) and the total floor area (in square feet) for each of these existing uses, and
  - how you conform or how you propose to conform to each of the conditions (1-16) as listed in the Developer's Agreement (*see Exhibit 1*)
3. Please note that the Developer's Agreement (Exhibit 1) requires among other things, that an 8' high hedge be provided and specifies the frequency which this hedge and other on-site landscaping maintenance shall be provided, that elevations facing the neighborhood having certain architectural features, that there are limitations to the times (i.e. hours of the day) that overhead doors on south side of building can be open, and that street trees and palms along NW 19<sup>th</sup> Street and NW 20<sup>th</sup> Avenue. These, and other issues listed in the Developer's Agreement, shall be discussed at the DRC meeting.

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4. Because the site abuts residentially zoned property and residential uses, the applicant must comply with the Neighborhood Compatibility Requirements as listed in Sec. 47-25.3. of the ULDR. Please present a point-by-point narrative that states how your development complies with each of the Compatibility requirements listed. (This narrative should include the building materials, colors, and architectural features as they relate to neighborhood compatibility).
5. Please show the following on your **Site Plan**
  - All building setbacks
  - Label the surrounding zoning districts and provide boundary lines showing where one zoning district ends and another district begins
  - Building outlines (footprints) of existing adjacent structures and their setbacks from the subject site's property line.
  - Location of all exterior doors for the proposed buildings
  - Existing and proposed sidewalks and how the proposed sidewalks match what are existing.
6. Will there any rooftop equipment? If so, show location of all mechanical equipment on elevation drawings.
7. Verify with Chief Zoning Plans Examiner that Building #9 must have a 20' setback from the east property line and have a continuous bufferyard.(see comment #6)
8. Re: bufferyard
  - Why are the bufferyard walls along the south property line "notched" ?
  - The bufferyard must extend through all parts of the property which are adjacent to residential property (see area east of Buildings #1 and # 9 as well as the southwestern/western boundaries of site)
  - Staff requests that bufferyard wall at least 6' in height be erected along the property lines which are adjacent to residential zoning.
9. Please include the parking calculations for existing retail uses in the "Site Plan Information" table. With this information, recalculate the total # of parking spaces on site required and the total # of parking spaces provided.



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10. Verify with Engineering Design Manager whether the 12'6" wide lane shown between Buildings #5 and #6 is sufficient to meet Code (according to Sec. 47-18.29A.4., a common drive that separates 2 or more self-storage buildings must be a minimum of 30' along the access area).
11. Discuss type, location, and amount of additional landscaping to be requested in the western portion of the site with the Chief Landscape Plans Examiner.
12. Show floor plans for **all** buildings on site, including existing buildings.
13. Please provide a photometric drawing of the site that complies with Section 47-25.3 C. (neighborhood compatibility) as well as item # 8 in the Developer's Agreement.
14. On the floor plans, please identify the **largest self-storage unit(s)** (in terms of area) proposed. (Note that, pursuant to Sec. 47-18.29.A.6., the floor are of any individual unit can not exceed 400 sq. ft.)
15. Staff strongly recommends that the applicant contact the neighborhood association (Lauderdale Manors Civic Association) and advise them of this proposal.
16. Additional comments may be forthcoming at the DRC meeting.

- |                      |                                    |                |   |
|----------------------|------------------------------------|----------------|---|
| <b>Division:</b>     | Police                             | <b>Member:</b> | Detective Nate Jackson<br>Office-954-828-6422<br>Pager-954-877-7875 |
| <b>Project Name:</b> | 19th St., LLC/Best Florida Storage | <b>Case #:</b> | 17-R-03   |
| <b>Date:</b>         | 2/25/03                            |                |   |

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**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Zoning **Member:** Terry Burgess  
954-828-5913

**Project Name:** 19th St., LLC/Best Florida Storage **Case #:** 17-R-03

**Date:** 2/25/03

**Comments:**

1. Indicate on the site plan all the adjacent zoning districts.
2. Pursuant to section 47-25.3.A.3.d.iv the buffer wall shall be located along the length of the property line, which abuts the residential property. Provide design details of the buffer wall.
3. Provide documentation of the vacation of N.W. 16 Ave.
4. A photometric lighting plan is required pursuant to section 47-20.14 prior to final DRC review.
5. Discuss narrowing the entrance drive and site circulation with the applicant and Engineering representative.
6. Provide a table of existing uses and new uses and provide parking calculations pursuant to section 47-20.2 Table of parking and loading requirements.
7. Dimension setbacks to all buildings from all property lines.
8. Discuss the requirement for changes to the developers agreement.
9. Discuss requirement for additional right of way dedication with the applicant and Engineering representative.
10. All roof mounted equipment shall be screened from view pursuant to section 47-19.2.Z.
11. Additional comments may be forthcoming at DRC meeting.